

Appraisal 3/WA 2 1984

COMPARABLE SALE NO.1

Location: 847 Fillmore

Date of Sale: 7/30/83

Price: \$161,000.

Zoning: RH-3

Remarks: 2 Story Building above developed basement is Single family 10 room Home containing 4 bedrooms and 2 baths, Stuccoed exterior, but grand Victorian interior, Some updating in Kitchen, All in all good quality in Fair condition.



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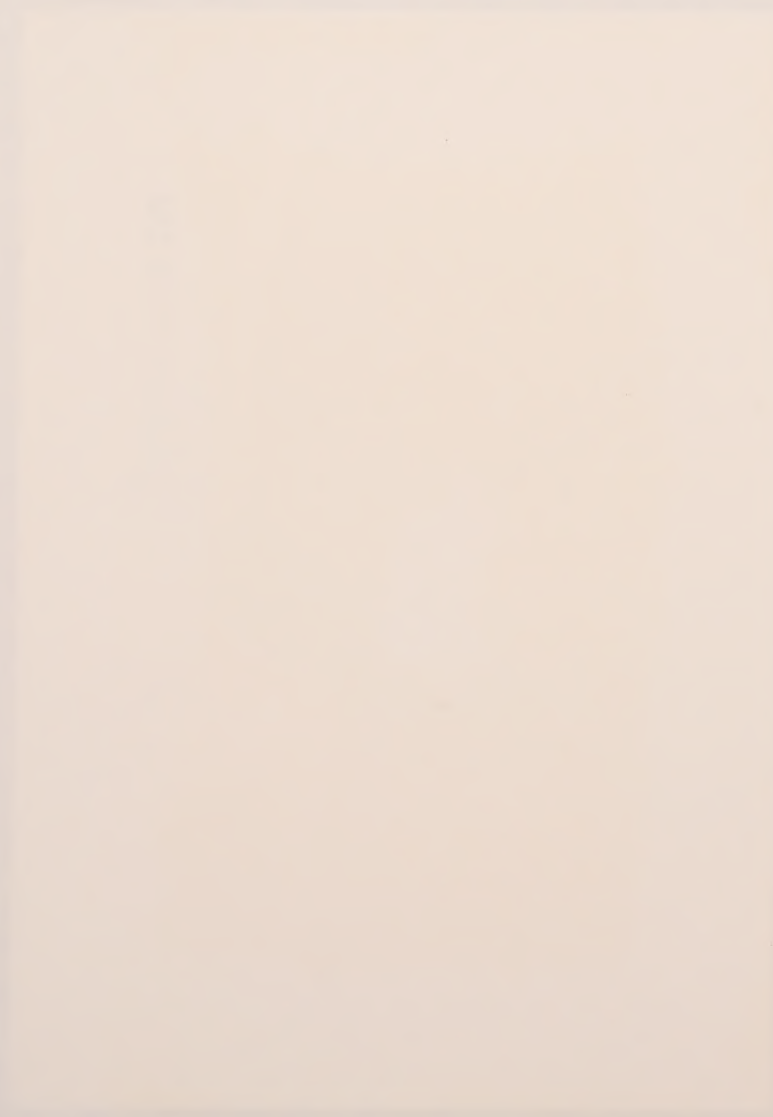
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COMPARABLE SALE NO.2

Location: 272 Waller

Date of Sale: 9/6/83

Price: \$165,000.

Zoning: RH-3

Remarks: Rehabilitated single family Victorian consisting of 8 rooms, 3 bedrooms, 2 baths including 1 bedroom in-law apartment behind 2 car garage, All remodeled with new Kitchen, central heating, complete painting Good Quality in Good Condition.



COMPARABLE SALE NO.3

Location: 2167 Turk

Date of Sale: 8/26/83

Price: \$175,000.

Zoning: RH-3

Remarks: Beautyfull 9 room Victorian on extra wide lot
High cielings ,with much original detail 2 car
garage, has formal Dineing room, family room
Den/Study, All Good Quality ,and Good Condition.



1. The first step in the process is to identify the areas that need to be waterproofed. This is typically done by a professional inspector who will walk through the property and look for signs of water damage or leaks.



COMPARABLE SALE NO. 4

Location: 710 Broderick

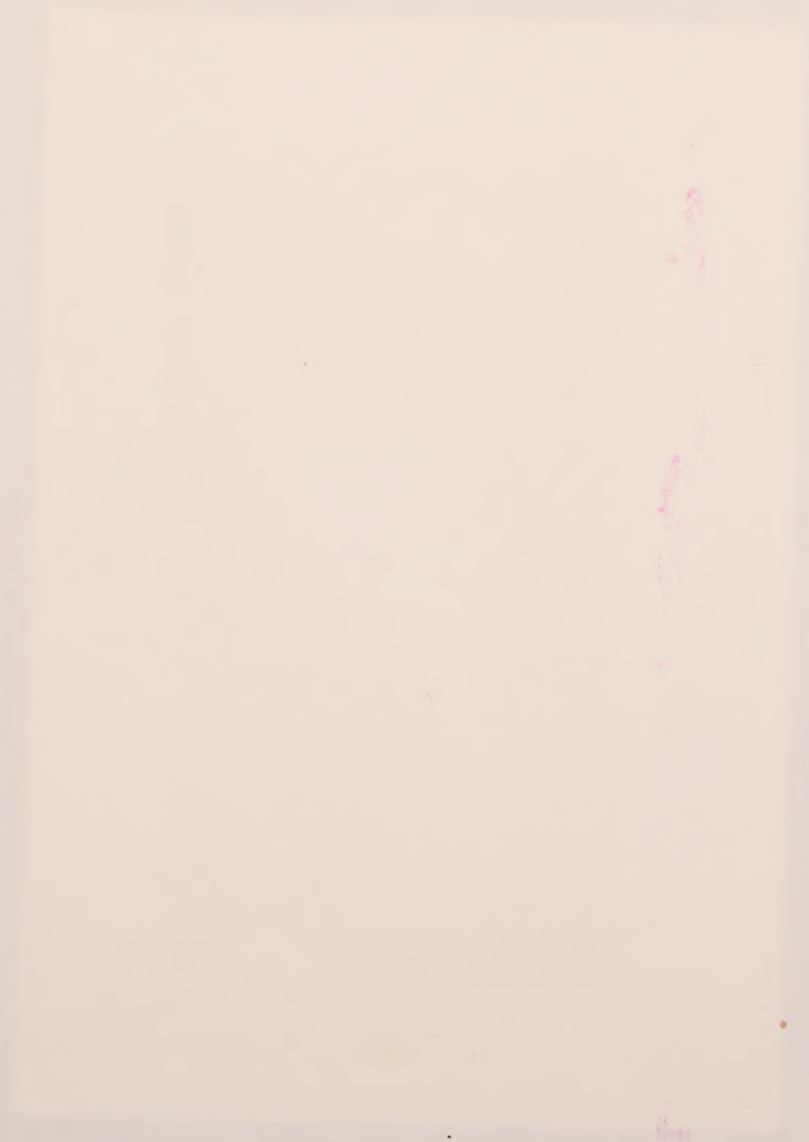
Date of Sale: 9/15/83

Price: \$186,000.

Zoning: RM-3

Remarks: City's Best block of Queen-Anne Victorians
Mostly all original detail; 10 Rooms including
5+ Bedrooms, and 2½ baths, up-dated Kitchen
Electric wiring, and plumbing, Central Heat, etc.
Home is in excellent quality, and good condition.





COMPARABLE SALES NO.5

Location: 777 Grove

Date of Sale: 1/9/84

Price: \$164,000.

Zoning: RH-3

Remarks: 2 Story above basement garage. Building consist of 4 one bedroom units, All renovated, and up-dated Central Heat, w/w carpeting, New Paint Etc. Annual Gross \$19,166. Good Quality, and Condition.





COMPARABLE SALE NO.6.

Location: 722 Fillmore

Date of Sale: 12/30/83

Price: \$195,000.

Zoning: RH-3

Remarks: 2 unit Victorian with 2 car garage in full basement
Much detail, and Fine woods, Steam Heat, and 6 ornate
Fireplaces. Up-dated Electricity, and Plumbing
Annual Gross \$13,844. Excellent Quality, Average
Condition.



COMPARABLE SALES NO. 7

Location: 333 Pierce

Date of Sale: 2/24/84

Price: 139,000.

Zoning: RH-3

Remarks: 3 unit Building of Fair to average quality, and Condition little up-dating or restoration, Flats consist of two 2 bedroom, and one 1 bedroom unit Annual gross income of \$14,400.



COMPARABLE SALES NO.8

Location: #9 Broderick

Date of Sale: 12/29/83

Price: \$225,000.

Zoning: RH-3

Remarks: 2 units above 2 car garage, and basement, Good Quality, and Condition, Much up-dating with new Electric Kitchens, w/w carpets, painting etc. Upper unit has downtown view
Annul Gross Income \$17,520.





COMPARABLE SALES NO.9

Location: 1070 Page

Date of Sale: 10/13/83

Price: \$197,000.

Zoning: RM-2

Remarks: 2 units plus 2 room studio, and 2 car garage. 2 story building is of good, and condition with owners unit up-dated, and renovated.
Estimated Gross Income \$19,800.





COMPARABLE SALE NO.10

Location: 828 Divisadero

Date of Sale: 3/23/84

Price: \$130,000.

Zoning: Commercial

Remarks: 2 residential units plus storefront commercial
No parking garage, but partial basement area
Good quality building, Poor condition.
Annal gross \$7,260.



COMPARABLE SALE NO.11

Location: 1523 Golden Gate

Date of Sale: 2/17/84

Price: \$137,000.

Zoning: RH-3

Remarks: 4 units including 2 room studio, 2 car garage, and partial basement area. Property needs work, and TLC. Average quality, ownly Fair Condition Annual Gross Income \$17,280.



COMPARABLE SALE NO.12

Location: 2049 Ellis

Date of Sale: 2/1/84

Price: \$227,500.

Zoning: RH-3

Remarks: 3 units above parking, and partial basement area
Excellent quality, and condition, property completely
Rehabilitated. Very large units with downtown views
w/w carpet, central heat, 4 wood burning Fireplaces
Annual Gross Income \$22,680.





Appraisal/WA 2
1984

31

COMPARABLE #1



PLOT MAP
COMPARABLE #1

WA BLK 451

LOTS MERGED
LOTS 2 INTO LOT 1 1999
5 4

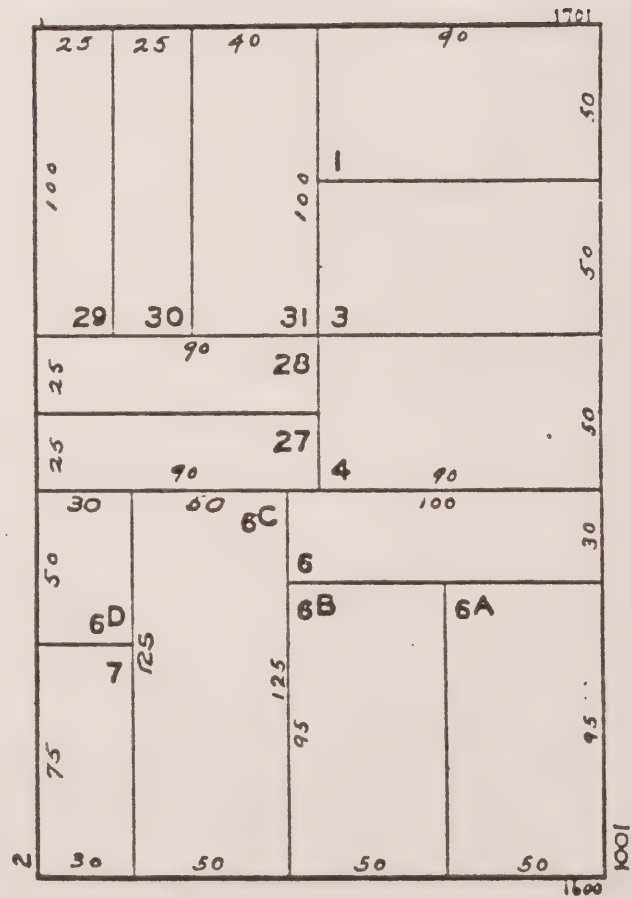
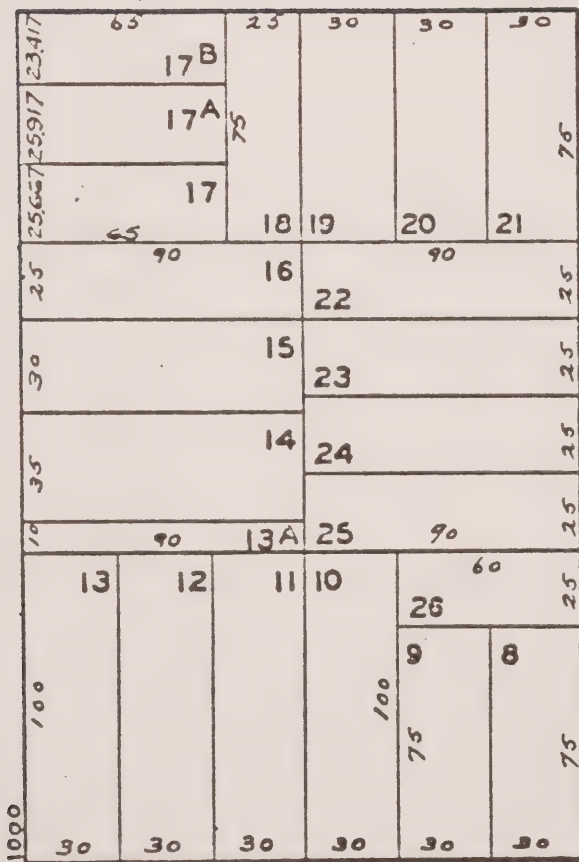


TURK

DIVISADERO

SEYMOUR

SCOTT



GOLDEN GATE AVE.

Appraisal/WA2
1984

COMPARABLE #2



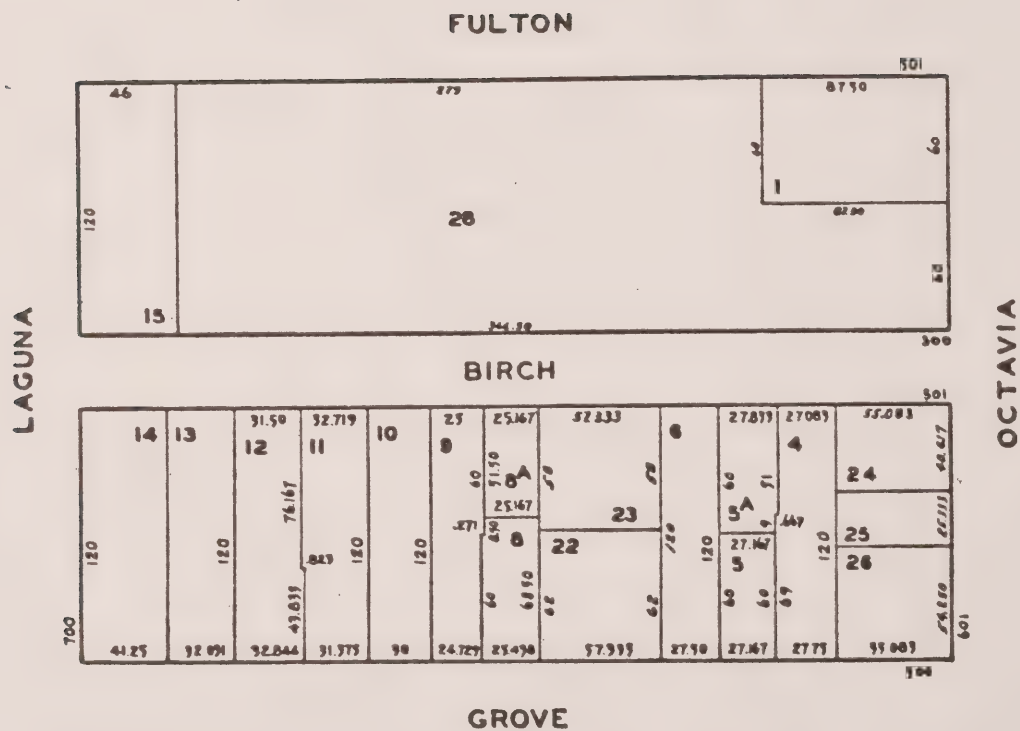
PLOT MAP COMPARABLE #2

794

W A BLK. 207

LOTS MERGED
Lots 17/18 into Lot 15 '1955'

REVISED	'60
1	'64
2	'66
3	
4	
5	



Appraisals/W12
1984

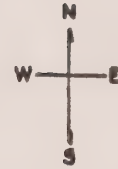
COMPARABLE #3



PLOT MAP

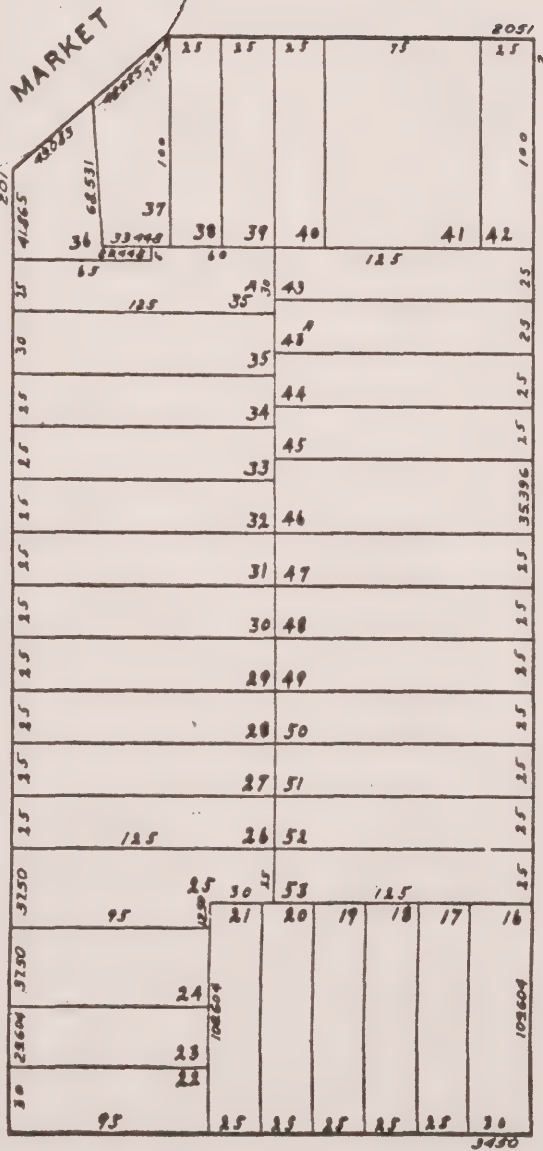
3558 73

MISSION BLK. 96

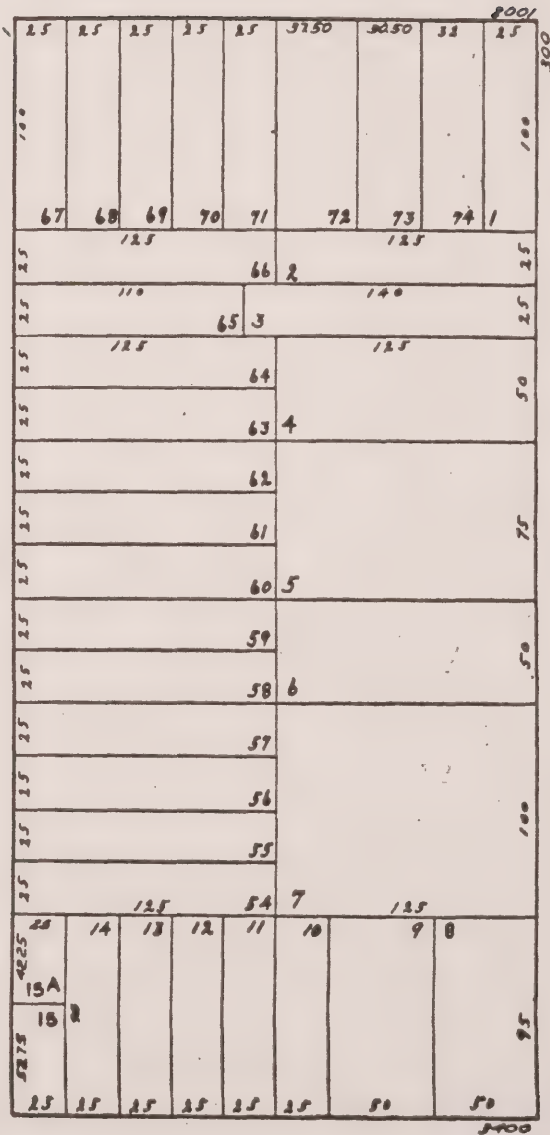


15TH

SANCHEZ



SHARON



CHURCH

16TH

COMPARABLE #4





867

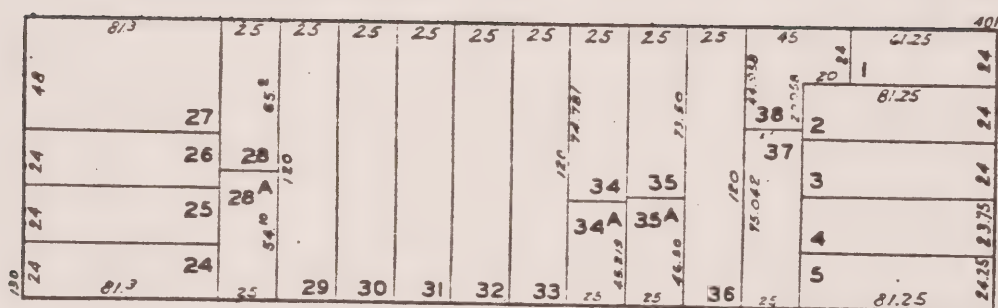
PLOT MAP

W A BLK. 373

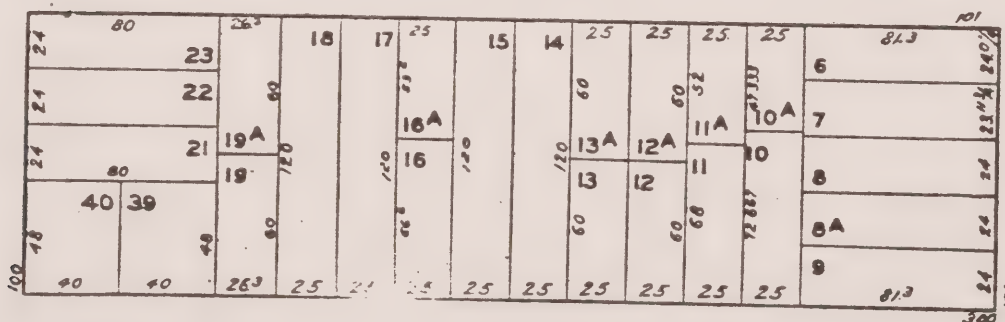
REVISED 1979



WALLER



GERMANIA



HERMANN

STEINER

FILLMORE

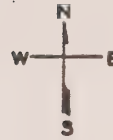
COMPARBLE #5



PLOT MAP

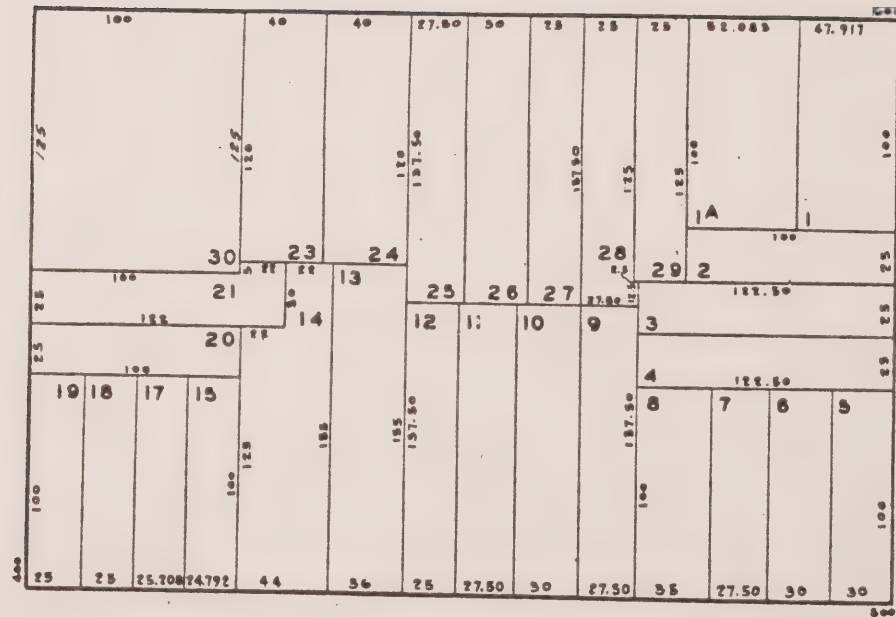
LOTS MERGED
 LOTS INTO LOT
 7A " 8 - '1944'
 16 " 17 - '1987'

842
 W. A. BLK. 297
 REVISED 1989



OAK

FILLMORE



WEBSTER

PAGE

(continued)

COMPARABLE #6



PLOT MAP

842

W. A. BLK. 297
REVISED 1939

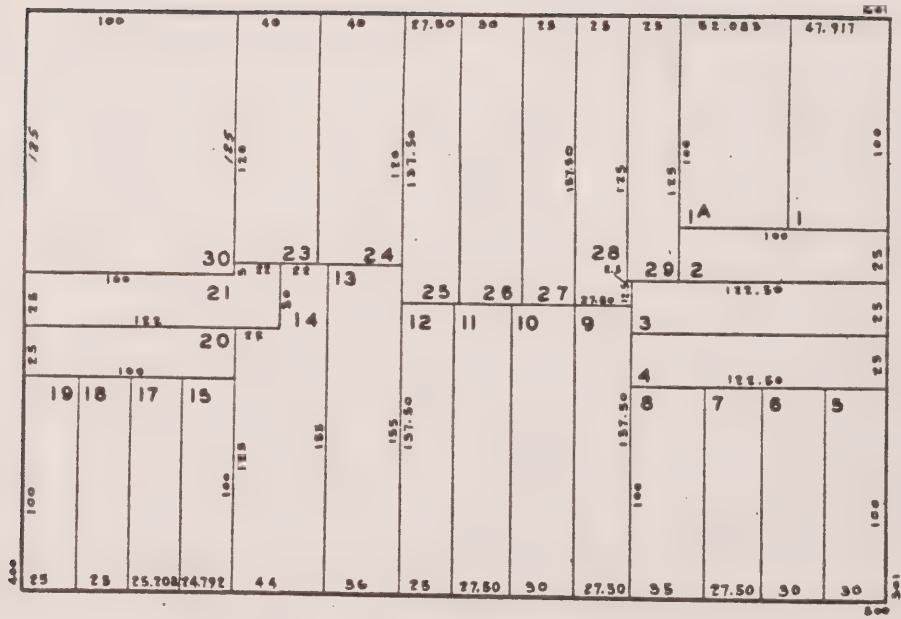
LOTS MERGED
LOTS INTO LOT
7A " 8 - '1944'
16 " 17 - '1921'



OAK

FILLMORE

WEBSTER



PAGE

COMPARBLE #7

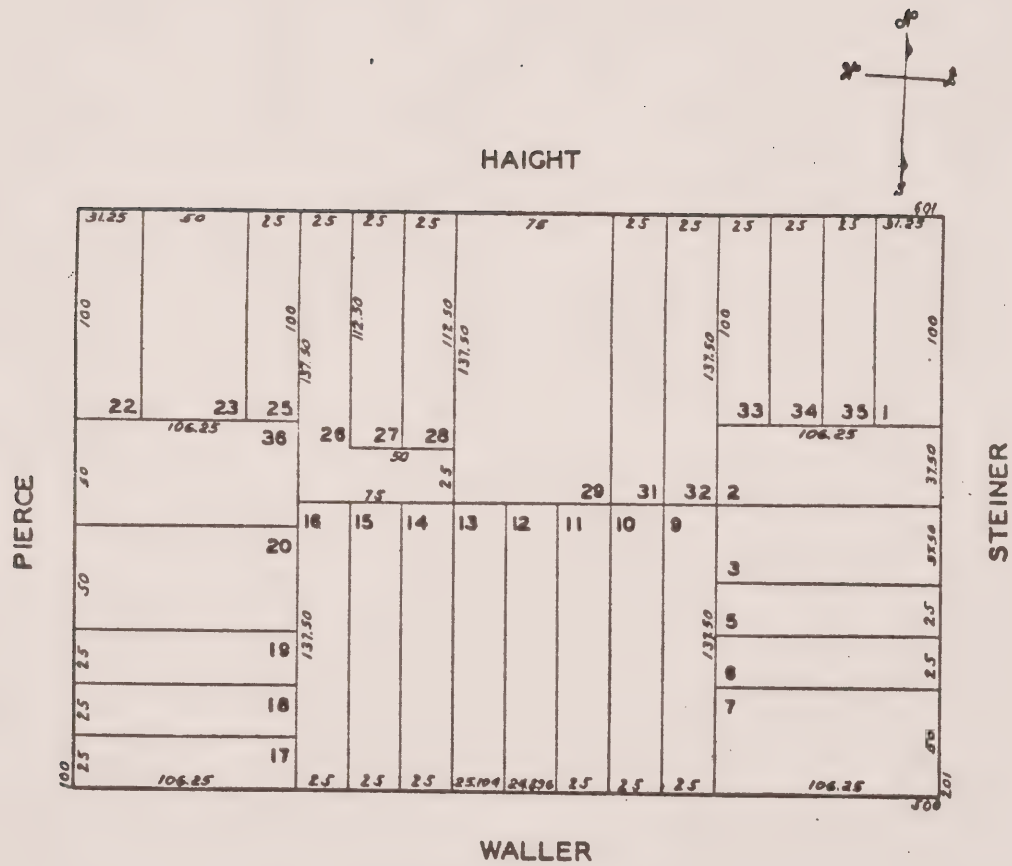


PLOT MAP

861
W A BLK. 375

LOTS MERGED
 4 - 3 - 1904
 6 - 7 - "
 24 - 23 - "
 30 - 29 - "

REVISED 1970



COMPARBLE #8



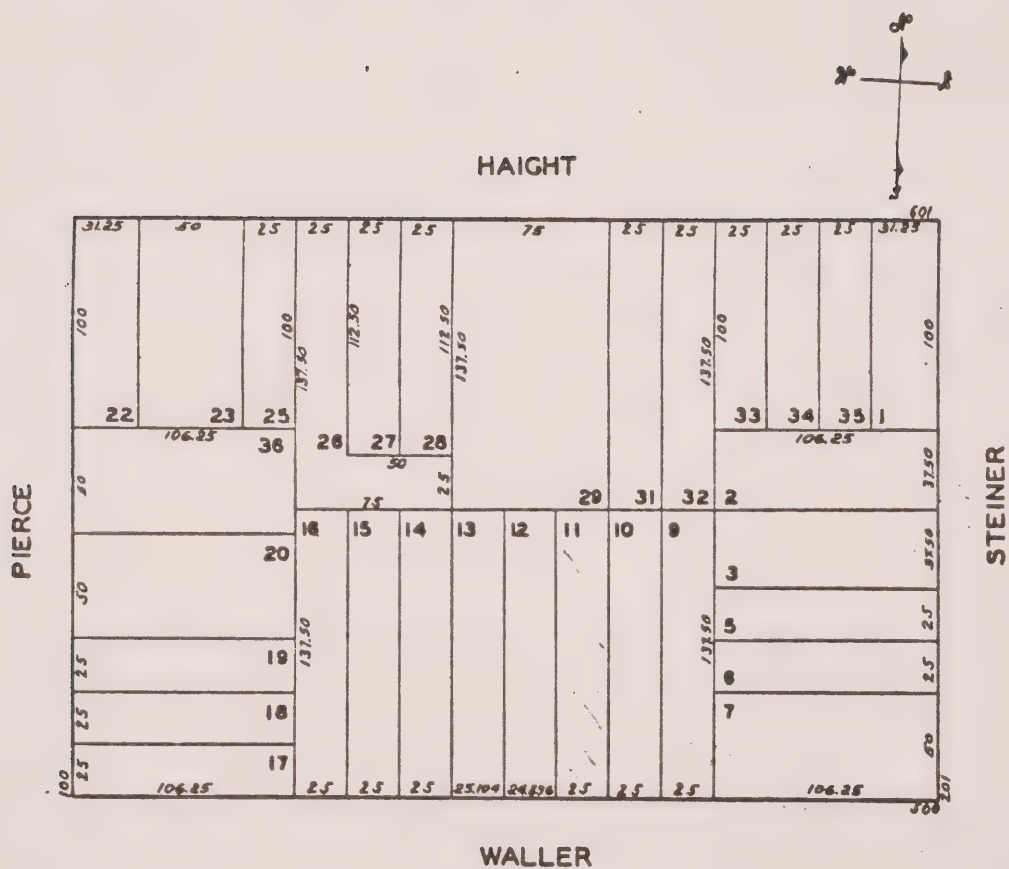
PLOT MAP

861

W A BLK. 375

REVISED 1970

LOTS MERGED
 1st 2nd 3rd 4th
 4 - 5 - 1944
 6 - 7 - "
 24 - 25 - "
 30 - 29 - "



COMPARABLE #9





COMPARBLE #10



Appraisal/WA 2
1984

-6-

IDENTIFICATION OF THE PROPERTY

Parcel No: 674-C (Garage)

Location: Located on the South-East corner of the intersection of Bush and Laguna Streets.

Dimensions: 55ft frontage on Bush Street, and 81.5ft. frontage on Laguna Street, for a total of 4482.5 square foot.

Improvements: A 1 story wood frame, and brick Garage Building approx. 60 years old. Building is one large open Bay partition off for office, restroom, and storage.





IDENTIFICATION OF THE PROPERTY

Parcel No: 674-F (The Soto Mission)

Location: Located 55 feet East of the South-East corner of the inter-section of Bush, and Laguna Streets.

Dimensions: 60 ft. frontage on Bush street, and a depth of 137.5 for a total of 8250 square feet.

Improvements: A large two story special-purpose public building. Originally a Jewish Temple built in 1895, Subject is a unique architectural blend of Venetian-- Moorish design with a rich history of various owners and use. On April 18, 1976 Subject was designated as a Landmark by the County Board of Supervisors.



Appraisal / W42 1984

1695-97 Sutter Parcel (687-C)
San Francisco, California 94115

Front View



Street Scene





Parcel No.:

687-~~F~~^C

Location:

1695-97 Sutter

Zoning:

R-H (Residential high density)

Dimensions
and Area:

25.08 x 62 = 1,553.72 square feet

Description:
of Lot:

The subject is situated on the southeast corner of Sutter and Laguna with 25.08 feet fronting Sutter.

Access:

From Sutter

Shape:

Rectangular

Topography:

Level along Laguna, upsloping to the left along Sutter.

Improvements:

Two-story wood frame building consisting of two units with a lower auxiliary area. The upper unit consists of living room, dining room, three bedrooms and a bathroom. Total square footage is approximately 1,300. The lower unit consists of living room, kitchen, bedroom, bathroom and is approximately 500 square feet, 800 square foot auxiliary area.

APPRAISAL/WA2
1984

1622 Laguna (Parcel 687-C(1))
San Francisco, California 94115

Front View



Street Scene







Parcel No.: 687-C(1)

Location: 1622 Laguna

Zoning: R-H (Residential High Density)

Dimension and Area: 33 x 25.08 = 826.98 square feet lot

Description of Lot: Inside lot 62 feet from the southeast corner of Laguna and Sutter, substandard size

Street Frontage: 33 feet on Laguna

Access: From Laguna

Shape: Rectangular

Topography: Level, conforming, at grade with street

Improvements: Improved with two-story building built in 1910 consisting of approximately 800 sq.ft. to be rehabilitated. Stated plans consist of living room, dining room, kitchen, three bedrooms and one bathroom.

Comments : The subject property is located 62 feet from the southwest corner of Laguna and Sutter. This neighborhood is undergoing redevelopment complete with single family units, multi-family rental units mixed with several auxiliary facilities. Its proximity to Japan Center and downtown areas makes a very appealing location.

Appraisals/WA2 1984

1689 Sutter (Parcel 687-F)
San Francisco, California 94115

Front View



Street Scene



Parcel No.: 687-F

Location: 1689 Sutter

Zoning: R-H (Residential high density)

Dimensions of Area: 20.67 x 95 = 1963.65 square feet lot

Desicription of Lot: Inside lot 25.08 feet from the southeast corner of Laguna and Sutter, standard size lot

Street Frontage: 20.67 feet facing Sutter

Access: From Laguna

Shape: Rectangular

Topography: Level conforming site fronting a sloping Sutter Street

Improvements: Two-story attached single family dwelling built in 1908, consisting of approximately 1,110 sq.ft. Rehabilitation will consist of a living room, dining room, kitchen, three bedrooms, one bathroom and lower rear storage shed. No off street parking appears available.

Comments: The neighborhood is centrally located within the redevelopment area with good proximity to Japan Center and downtown areas, very appealing location.

Appraisal Map
1984

PARCEL 726-B



View of the subject property from the southwest corner
of Ellis and Steiner Streets



View of the subject property from the north side of
O'Farrell Street

Appraisal/WA2
1984
749-C

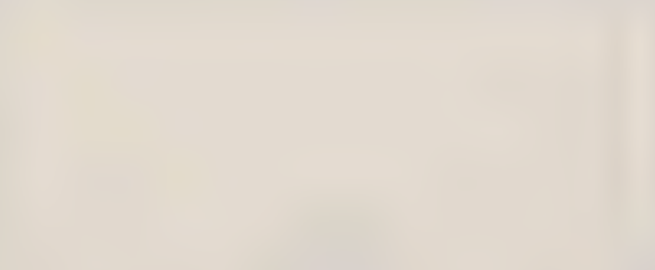
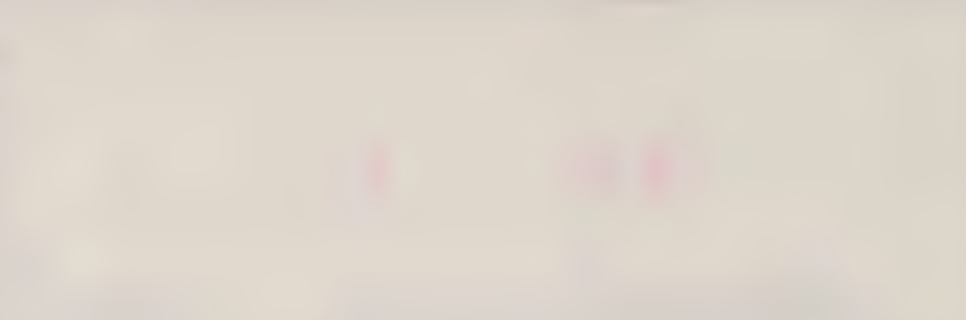
PHOTO PAGE
SUBJECT #3



FRONT



STREET



Appraisal/WA2
750-A
1984

SUBJECT PHOTOGRAPHS



View from Turk looking northeast
showing part of new Fillmore
Center Development

2



View from Turk looking north
(west end of block)



Appraisal/WA2
1984
754-B

PHOTO PAGE
SUBJECT #1



FRONT



STREET

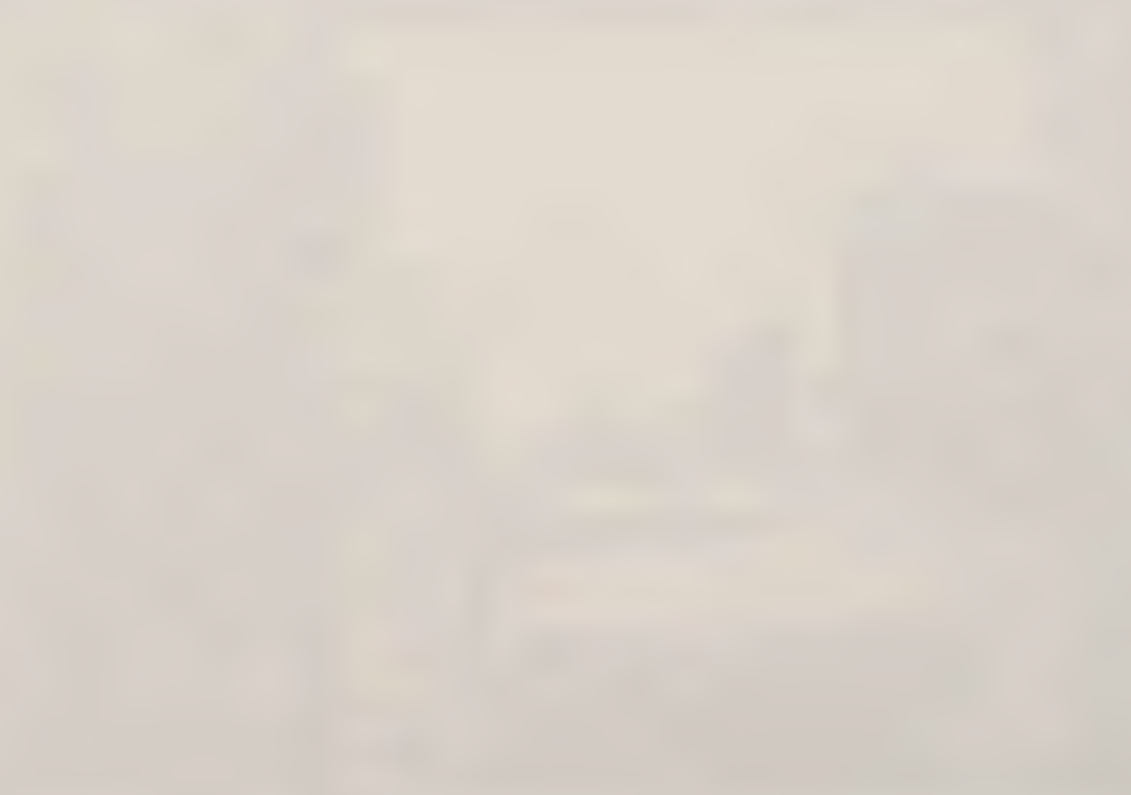


PHOTO PAGE
SUBJECT #2



FRONT



STREET



IDENTIFICATION OF THE PROPERTY

Parcel No.: 1100-T

Location: Located on the Northeast corner of Ellis and Divisadero Streets.

Zoning: RN (residential and neighborhood Commercial), As designated by the San Francisco Redevelopment Agency.

Description: A vacant, rectangular shaped corner lot, level at grade, with a slight rise in the northeast corner in the rear. Having a frontage of 102 feet on Ellis St, and 100 foot frontage on Divisadero St. for a total of 10,200 sq.ft.



Appraisal/WA
1984

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IDENTIFICATION OF THE PROPERTY

Parcel No.:

1129-P (Residential Unit)

Location:

Located on the north side of Turk Street,
and commencing 110ft east of Broderick street
Common address: 1866 Turk Street

Dimensions:

27.5 ft frontage on Turk Street, with a depth of
137.5 ft, for a total of 3781.25 square feet.

Improvements:

A two story, above full basement, wood frame,
single family home. Contains 11rooms, and three
baths.





